

Table ES.1: Alternative Site Comparison

	ROSSLYN WATERFRONT (LOWER SITE)		ROSSLYN WATERFRONT (UPPER SITE)		14 TH STREET RAILROAD BRIDGE AREA		DAINGERFIELD ISLAND SITE	
	MINIMUM PROGRAM	MAXIMUM PROGRAM	MINIMUM PROGRAM	MAXIMUM PROGRAM	MINIMUM PROGRAM	MAXIMUM* PROGRAM	MINIMUM PROGRAM	MAXIMUM PROGRAM
Rowing Conditions								
Depth of Water	Shallow close to the shore / may require minimal dredging				Sufficient Depth		Sufficient depth	
Potential Conflicts	Established 'no-wake' zone reduces potential for conflicts				No established 'no-wake' zone		Proximity to sail boats / no established 'no-wake' zone	
Potential Practice Days Lost due to Weather	Less than one day per week during Spring months				Two to three days per week during Spring months		Two to three days per week during Spring months	
Potential Significant Environmental Impacts								
Approx. Area of Disturbance	1.02 acres	1.23 acres	1.38 acres	1.46 acres	2.08 acres	2.07 acres	0.83 acres	0.98 acres
Approx. Area of Vegetation Impacted (treed area)	20, 200 SF	28,700 SF	39,000 SF	41,300 SF	11,500 SF	9,600 SF	35,400 SF	42,100 SF
Topography (Approx. Amount of Required Cut)	20,000 cu.ft.	28,000 cu.ft.	35,000 cu.ft.	63,000 cu.ft.	-	-	-	-
Approx. Areas of Wetlands Disturbed	5,400 SF	8,300 SF	7,800 SF	7,800 SF	7,600 SF	7,700 SF	5,500 SF	5,900 SF
Transportation								
Average Travel Times from the Three Schools (Depart Schools at 3:15 PM)	15 minutes		14 minutes		17 minutes		17 minutes	
Average Travel Times to the Three Schools (Depart Sites at 6:00 PM)	15 minutes		16 minutes		15 minutes		18 minutes	
Transit Access	Rosslyn Metro about 0.33 miles from the site		Rosslyn Metro about 0.25 miles from the site		Metro not easily accessible		Metro not easily accessible	
Infrastructure Improvements								
Water Service	Approx. 100 feet of new service		Approx. 100 feet of new service		Approx. 2,400 feet of service**		Approx. 900 feet of new service	
Sewer Service	Approx. 900 feet of new service		Approx. 500 feet of new service		Approx. 2,400 feet of service**		Approx. 1,000 feet of new service	
Electrical Service	Approx. 100 feet of new service		Approx. 450 feet of new service		Approx. 2,400 feet of service**		Approx. 1,000 feet of new service	
Access	Realignment of pedestrian bridge, new access road (±770 feet in length)		Construction of a new pedestrian bridge and trail, new access road (±575 feet)		Construction of new access road (±1,825 feet), relocation of MV Trail (±600 feet)		Construction of new access road (±440 feet)	
Cost of Development (Order of Magnitude)	± \$6.2 million	± \$7.4 million	±\$6.0 million	±\$7.1 million	±\$5.7 million	±\$6.8 million	±\$5.0 million	±\$6.2 million

Other resources that were examined for potential impacts include wildlife, historical, cultural and visual resources.

*The maximum plan is located slightly south of the minimum plan to provide a comparison of sites within the 14th Street Bridge area.

** The new service is identified from a Comfort Station proposed to be constructed close to Gravelly Point parking area.